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06/29/2020 01:27:45 PM
DEEDS 1/3

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Flemming Partners, LLC
3545 Market Street
Hoover, AL 35226

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Seven Million Three Hundred Seventy-two Thousand and no/10
(\$ 7,372,000.00-----) DOLLARS to the undersigned grantor, **SB Dev. Corp.**, an Alabama
corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Flemming
Partners, LLC**, an Alabama limited liability company, (herein referred to as Grantee), the following described
real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative who is authorized to
execute this conveyance, hereto set its signature and seal, this the 19th day of June, 2020.

SB Dev. Corp., an Alabama corporation

By: _____

J. Daryl Spears

Its: Chief Financial Officer

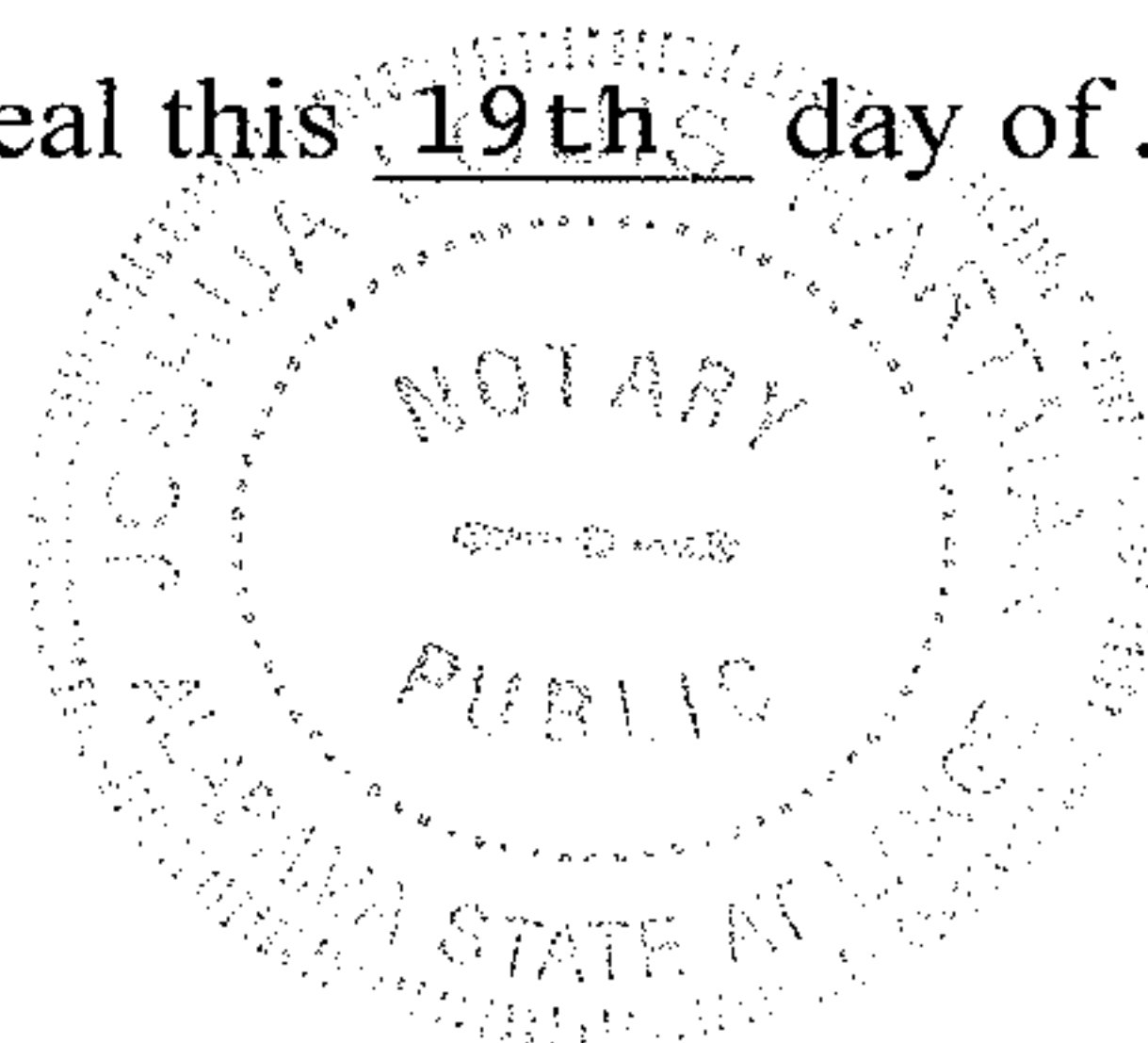
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl
Spears, whose name as Chief Financial Officer of SB Dev. Corp. an Alabama corporation, is signed to the
foregoing conveyance and who is known to me, acknowledged before me on the 19th day of June, 2020,
that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the
same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of June 2020.

My Commission Expires: 03/19/2024



Notary Public

Exhibit "A"
Legal Description

Lots 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085 and 2086 according to the Survey of Flemming Farms Phase 1B, as recorded in Map Book 51, Page 99 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

That certain Master Mortgage executed on May 6, 2016 by NSH Corp, an Alabama corporation, SB Holding Corp, an Alabama corporation, SB Dev. Corp, an Alabama corporation, NSH Nashville, LLC, a Tennessee limited liability company, Brenley Crossing Partners, LLC, a Tennessee limited liability company, Jackson Hills Partners, LLC, a Tennessee limited liability company, Blackridge Partners, LLC, an Alabama limited liability company, Brock Point Partners, LLC, an Alabama limited liability company, and Lake Wilborn Partners, LLC, an Alabama limited liability company, to Regions Bank, recorded on May 6, 2016 as Instrument No. 20160506000154710 and amended by Instrument No. 20160616000207600 recorded June 16, 2016 in the Office of the Judge of Probate of Shelby County, Alabama, and all amendments thereto.

ALSO SUBJECT TO ALL MATTERS OF RECORD.

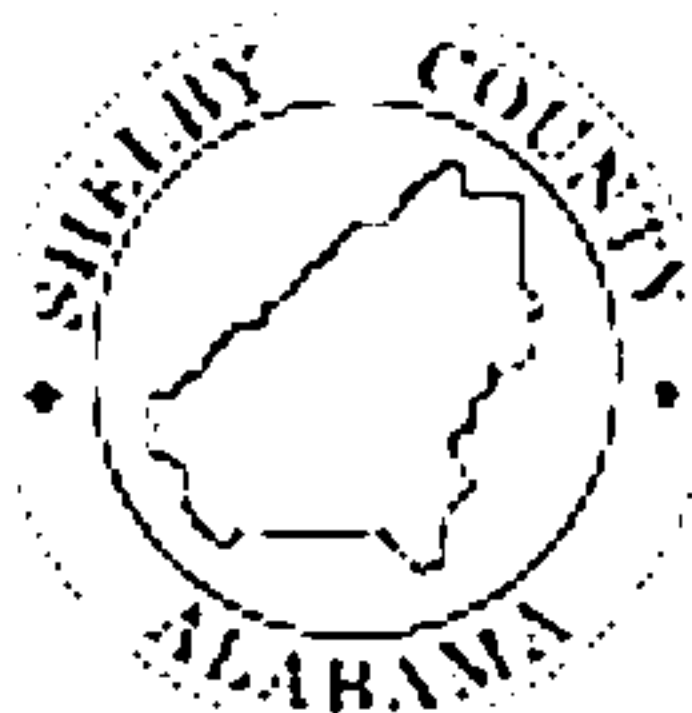
Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SB Dev. Corp.

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Flemming Partners, LLC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2020 01:27:45 PM
\$7400.00 JESSICA
20200629000266050

Alvin S. Bayl

Mailing Address 3545 Market Street
Hoover, AL 35226

Property Address 76 lots in Flemming Farms Phase 1B
Hoover, AL 35244

Date of Sale June 19, 2020

Total Purchase Price 7,372,000.00
or Actual Value \$
or Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale _____ Appraisal
_____ Sales Contract _____ Other
 X Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date June 19, 2020

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one